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February 19, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:
BELVEDERE PARK SKATEPARK
ACCEPTANCE OF A CONSTRUCTION CONTRACT
WITH GEOCON ENGINEERING, INC.
C.P. NO. 69238
SPEC. NO. 04-0030
(FIRST DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Accept the work of the Contractor, GeoCon Engineering, Inc., in completing the Belvedere Park Skatepark, at a construction cost of \$991,204.
2. Authorize the Director of the Department of Parks and Recreation (the Department) to release the retention amount of \$99,120 to GeoCon Engineering, Inc.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will accept the completed construction of the Belvedere Park Skatepark Project and authorize release of the retention of \$99,120 to GeoCon Engineering, Inc.

In February 2006, your Board awarded a construction contract to GeoCon Engineering, Inc. The project consisted of the following work: construction of an in-ground concrete skatepark facility designed for skateboarders and rollerbladers, project identification signage, sport lighting, tubular steel fence and gate, Americans with Disabilities Act

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(ADA) compliant picnic table and drinking fountain, litter receptacle, reseeding of turf areas, adjusting the irrigation system, landscape shrubs, and trees.

The project also included refurbishments to the existing restroom building, including fixture and toilet partition upgrades for ADA compliance, exterior paint, new tile flooring, and new vent grills. The ceilings were renovated to provide access to natural sunlight by the addition of new skylights.

The project also incorporated additive alternate items, which included the installation of a shade structure, bench, decorative fence panel, and aluminum bleachers on a concrete pad.

As part of the project, trees, shrubs, and ground cover were planted by the Department staff. This work was to be performed by At-Risk Youth, but the Youth Employment program was postponed during construction due to the lack of youth employee hires.

The Belvedere Park Skatepark Project is now complete and the Contractor's retention, in the amount of \$99,120, must now be released to the Contractor in order to finalize and close out the project.

Implementation of Strategic Plan Goals

The completion of this capital project enhances County Strategic Plan Goals for Service Excellence (Goal Number 1) Fiscal Responsibility (Goal Number 4), Children and Families' Well-Being (Goal Number 5), and Community Services (Goal Number 6) by investing in public infrastructure to create a recreational facility that will serve the growing number of skateboarders, especially youth, in the unincorporated community of East Los Angeles.

FISCAL IMPACT/FINANCING

Your Board approved a construction contract in the original amount of \$808,946, with a change order and contingency fund in the original amount of \$80,895. On September 5, 2006, your Board approved a \$107,000 increase in the change order and contingency fund, from \$80,895 to \$187,895.

The final construction cost for the project was \$998,947, including the original construction contract amount of \$808,946, plus \$182,258 in net change orders issued to GeoCon Engineering, Inc.

The total project cost, including plans and specifications, plan review, construction, consultant services, and County services, is \$1,160,010, which is \$15,881 less than the budget that your Board approved on September 5, 2006. The Department is recommending the release of the remaining retention of \$99,120 as the project has been satisfactorily completed.

The original total project budget of \$1,175,891 was funded by a Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000 (Proposition 12) Per Capita Grant of \$768,891, a California Clean Water, Clean Air, Safe Neighborhood Parks, Coastal Protection Bond Act of 2002 (Proposition 40) Per Capita Grant of \$382,000 and Park In-Lieu Fees (Quimby) funds of \$25,000.

Operating Budget Impact

In Fiscal Year 2006-2007, your Board approved the ongoing costs to operate and maintain the park improvements. The Department estimated annual ongoing costs of \$36,858 to staff, operate and maintain the facility. This includes salaries and employee benefits for maintenance and recreation staff, and services and supplies for utilities, maintenance supplies, and safety equipment.

Upon further review of this project with consideration to the recommended actions contained in this letter, the Department does not anticipate any other operating costs beyond the ones already identified and funded.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project was substantially completed on May 18, 2007; however, certain change order work was not completed and accepted until September 24, 2007.

Subsequent to the completion of construction work, GeoCon Engineering, Inc. submitted a claim on September 24, 2007 for additional compensation for extra costs allegedly incurred on the project. The Department is currently evaluating that claim.

Acceptance by your Board can be recommended at this time as the Contractor has submitted the Certificate of Compliance in accordance with the agreement requirements (Attachment B).

ENVIRONMENTAL DOCUMENTATION

On September 20, 2005, your Board found the project to be categorically exempt from the California Environmental Quality Act.

CONTRACTING PROCESS

On February 7, 2006, your Board awarded a construction contract to GeoCon Engineering, Inc., as the Lowest Responsible and Responsive Bidder for this project, in the amount of \$808,946, and authorized the Director to approve change orders and contingencies up to a maximum amount of \$80,895, for a total authorized construction amount of \$889,841.

On September 5, 2006, your Board approved an appropriation adjustment to increase the revenue and appropriation in the amount of \$57,000 to fully fund the total revised project budget of \$1,175,891; and also approved an increase in the change orders and contingency fund by \$107,000, from \$80,895 to a maximum amount of \$187,895.

This capital project is now completed, and the Department is requesting the release of retention, to the Contractor.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These improvements have increased the level of services to the public by repairing and/or replacing old and deteriorated facilities and creating a recreation facility that will serve skateboarders, especially youth, in the unincorporated community of East Los Angeles.

CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to forward the original four conformed copies of this letter to the Department of Parks and Recreation, and one conformed copy to the Chief Executive Office, Capital Projects Division.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DLW:DL
JSE:DJT:AG:z

Attachment

c: County Counsel
Office of Affirmative Action Compliance